



## City of Sweetwater

**REGULAR PLANNING & ZONING BOARD  
MEETING AND PUBLIC HEARING  
WEDNESDAY, DECEMBER 14TH, 2016 AT 8:00PM**

### AGENDA

1. ROLL CALL.
2. PLEDGE OF ALLEGIANCE.
3. INVOCATION.
4. REPORTS OF OFFICERS, BOARDS AND COMMITTEES.
5. PETITIONS-COMMUNICATIONS-REMONSTRANCES.
6. APPROVAL OF THE MINUTES OF PLANNING & ZONING MEETING OF OCTOBER 12, 2016.

7. PUBLIC HEARING: 2016-05

**APPLICANT NAME:** Pallab Mozumber

**REQUEST:** 1. Non- use variance of setback requirements to permit an existing 15' x 21' accessory building to setback 7.1 feet from the rear South property line (7.5 feet required).

**SUBJECT PROPERTY:** The West 60 feet of the East 280 feet of the North ½ of lot 3, Blk 20, of Sweetwater Groves less the North 25 feet thereof according to Plat Book 8 at Page 50.

**LOCATION:** 11232 SW 2 St

**PRESENT ZONING:** RD (Duplex Residential)

(PLANS ARE ON FILE AND MAYBE EXAMINE IN THE BUILDING AND ZONING DEPARTMENT)

8. PUBLIC HEARING: 2016-08

**APPLICANT NAME:** Rene Mora and w/ Ligia

**REQUEST:** 1. Non-use variance of lot coverage to permit an existing residence with a lot coverage of 36% (35% permitted).

**SUBJECT PROPERTY:** 20 SW 103 Ave, aka Lot 4, of Block 1 of Sweetwater Villas PB 115-35.

**LOCATION:** 20 SW 103 Ave

**PRESENT ZONING:** Twin Home Residential (RTW)

(PLANS ARE ON FILE AND MAYBE EXAMINE IN THE BUILDING AND ZONING DEPARTMENT)

**11. PUBLIC HEARING:** 2016-29 - REVISED

**APPLICANT NAME:** Saul Diaz and Olga Diaz

**REQUEST:**

1. Non- use variance of setback requirements to permit an existing covered terrace to setback 2 feet from the interior side West property line (6.0 feet required).
2. Non- use variance of setback requirements to permit a proposed 8' X 24' utility shed to setback 2 feet from the interior side West property line (6.0 feet required) and setback 5 feet from the rear North property line (7.5 required).
3. Non- use variance of height requirements to permit an existing picket fence along the front South property line with a height of 6 feet and rolling doors with height of 7'-2" high (4.0 feet permitted).

**SUBJECT PROPERTY:** The West 60 feet, less the South 25 feet of the East 145 feet of the South ½ of the South ½ of Tract 8, Block 3 of Richardson-Kellett Company Sub, PB 1 PG19.

**LOCATION:** 10615 SW 6 Street.

**PRESENT ZONING:** RS (Single Residential)

(PLANS ARE ON FILE AND MAYBE EXAMINE IN THE BUILDING AND ZONING DEPARTMENT)

**12. PUBLIC HEARING:** 2016-30

**APPLICANT NAME:** Flightway Twelve, LLC.

**FOLIO NO:** 25-3031-017-0010 and 25-3031-016-0030

**REQUEST:** District Boundary Change from I-2 (Industrial Heavy Manufacturing) to C-2 (Special Commercial)

**SUBJECT PROPERTY:** Lot 1, Blk 1 Hughes West Dade Tr PB149-40 and Lot 3 Blk 1 Hughes Supply Sub PB149-18.

**LOCATION:** Approximately 400 feet South of NW 17 St Ave and East of NW 110 Ave.

**PRESENT ZONING:** I-2 (Industrial Heavy Manufacturing)

(PLANS ARE ON FILE AND MAYBE EXAMINE IN THE BUILDING AND ZONING DEPARTMENT)  
(REVIEW AND RECOMMENDATION TO THE CITY COMMISSION)

**13. PUBLIC HEARING:** 2016-31

**APPLICANT NAME:** Flightway Twelve, LLC.

**FOLIO NO:** 25-3031-017-0010 and 25-3031-016-0030

**REQUEST:** Small Scale Comprehensive Master Plan Amendment requesting a change in the land use designation on the property from Office Light Industrial to Commercial

**SUBJECT PROPERTY:** Lot 1, Blk 1 Hughes West Dade Tr PB149-40 and Lot 3 Blk 1 Hughes Supply Sub PB149-18.

**LOCATION:** Approximately 400 feet South of NW 17 St Ave and East of NW 110 Ave.

**PRESENT ZONING:** I-2 (Industrial Heavy Manufacturing)

(PLANS ARE ON FILE AND MAYBE EXAMINE IN THE BUILDING AND ZONING DEPARTMENT)  
(REVIEW AND RECOMMENDATION TO THE CITY COMMISSION)

**14. GENERAL BUSINESS.**

**15. ADJOURNMENT.**

**OBJECTIONS AND WAIVERS OF OBJECTIONS MAY BE MADE IN PERSON AT THE HEARING OR FILED IN WRITING PRIOR TO THE HEARING DATE. IF FURTHER INFORMATION IS DESIRED, CALL 305-221-0411.**

**IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY PLANNING AND ZONING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED (SEC. 286.0105, FLORIDA STATUTES).**

**PERSONS WHO NEED AN ACCOMMODATION IN ORDER TO ATTEND OR PARTICIPATE IN THIS MEETING SHOULD CONTACT CITY CLERK CARMEN J. GARCIA AT 305-221-0411 EXT 1224 BY NOON THE MONDAY PRIOR TO THE MEETING IN ORDER TO REQUEST SUCH ASSISTANCE. (AMERICANS WITH DISABILITIES ACT).**